



## Marina Approach, Hayes

- Ground Floor
- Parking
- Views of the Canal
- Bills Included
- Viewings Highly Recommended
- One Bedroom
- Garden
- Good Condition
- Modern Bathroom
- Popular Area

**£1,500 Per Month**

**Tenure:**



# Marina Approach, Hayes

## DESCRIPTION

**\*\* BILLS INCLUDED\*\*** Situated on Marina Approach is this well presented and modern, one bedroom ground floor flat being offered with **ALL BILLS INCLUDED**. The property also had the added benefit of being furnished, along with a parking space and garden area.

The property comprises open plan kitchen and living area with fitted appliances, separate shower room, master bedroom to the rear and storage facilities throughout. Outside you have a parking space to the front along with visitors spaces and no restrictions on the street, to the rear a garden which is accessible through the garden with views of the Marina / Canal.

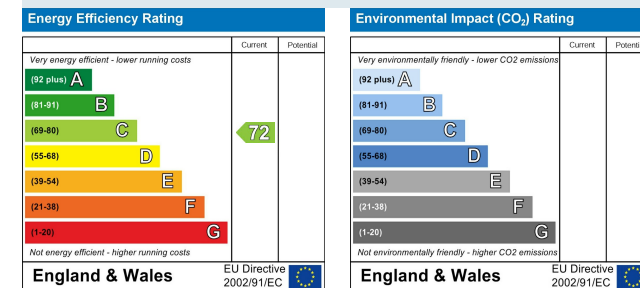




Council Tax: F

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Hayes Lettings Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB

Tel: 0208 848 0978 Email:

hayes@hunters.com <https://www.hunters.com>



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE